

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Wesley H. Avery CLS-B - State Bar No. 155724 Talin Keshishian - State Bar No. 201830 Ezra Brutzkus Gubner, LLP 16830 Ventura Boulevard, Suite 310 Encino, California 91436 Tel. (818) 995-0215 Fax (818) 501-3618	FOR COURT USE ONLY <div style="border: 1px solid black; padding: 10px; text-align: center;"> FILED JUL 13 2004 <small>CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY Deputy Clerk</small> </div>
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: KENNETH GWYN, an individual <div style="text-align: right;">Debtor(s).</div>	CASE NO.: SA02-17783RA

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: August 5, 2004	Time: 10:30 a.m.
Location: United States Bankruptcy Court, 411 W. Fourth Street, Santa Ana, CA 92701	

Type of Sale: ☒ Public: ☐ Private: Last date to file objections: July 22, 2004

Description of Property to be Sold: Seven (7) non-residential improved real properties commonly known as 11 East 53rd Street, Long Beach, California 90805 and 5318, 5328, 5330, 5336, 5340 and 5344 Long Beach Blvd., Long Beach, California 90805 that bear APN's 7131-009-001, 7131-009-002, 7131-009-003, 7131-009-004, 7131-009-005, 7131-009-020 and 7131-009-021 (collectively, the "Properties").

Terms and Conditions of Sale: \$775,000.00, on an "as is, where is" basis without any warranties, expressed or implied, and without any contingencies, free and clear of all liens, interests and encumbrances pursuant to 11 U.S.C. § 363(f)(5) and (m) to Synchronicity, LLC, a California limited liability company (the "Buyer") or to a qualified overbidder.

Proposed Sale Price: \$775,000.00

Overbid Procedure (If Any): Overbids shall be in increments of \$5,000 and the Sale to an overbidder must close within 10 days after an order approving the Motion becomes final. To overbid for the Property, a potential overbidder must tender a bid deposit of \$25,000.00 in the form of certified funds to the Trustee no less than five (5) business days prior to the Motion.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

James J. Joseph
Chapter 7 Trustee
2029 Century Park East, Third Floor
Los Angeles, CA 90067-0077
Tel. (310) 277-0077; Fax (310) 277-5735

Date: July 12, 2004